



HALL LANE, ELMSWELL

BURY ST. EDMUNDS, IP30 9JH

£260,000
FREEHOLD

Located in the popular village of Elmswell, this delightful family home presents an excellent opportunity for modern living. With a welcoming entrance hall that leads into a spacious sitting room, ideal for relaxation and a convenient ground floor cloakroom. The heart of the home is undoubtedly the kitchen/dining room, which provides a bright and airy space for family meals and gatherings. The property boasts three generously sized bedrooms, with the master suite featuring an en-suite bathroom for added convenience. A well-appointed family bathroom serves the remaining bedrooms. Outside, the property benefits from a lovely garden, perfect for enjoying the outdoors. Additionally, there are two off-road parking spaces.

allhomes

HALL LANE, ELMSWELL

- Well Presented Three Bedroom Home
- Stylish Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- En-Suite to Master and Family Bathroom
- Allocated Parking For Two Vehicles
- Good Size Rear Garden
- Close To Local Amenities & Transport Links
- Viewing Is Highly Recommended
- Check out the 360 Virtual Tour!



Entrance Hall

Stairs to first floor, laminate flooring. Radiator.

Cloakroom

W.C, wash hand basin. Radiator.

Sitting Room

Window to front aspect. Radiator.

Kitchen/Dining Room

Fitted with a range of matching wall and base level units with work surface over. Inset sink unit. Integrated appliances including double oven and gas hob with extractor over, fridge/freezer, washing machine, dishwasher. Cupboard housing boiler. French doors to rear garden. Under stairs cupboard.

First Floor

Landing

Loft access. Radiator.

Bedroom 1

Window to front. Radiator. Door to en-suite.

En-Suite

Shower cubicle, W.C, wash hand basin. Radiator.

Bedroom 2

Window to rear. Radiator.

Bedroom 3

Window to rear. Radiator.

Bathroom

Bath, W.C, wash hand basin. Radiator.

Outside

To the front there is a small garden with hedge and path to front door.

To the rear there is a patio area, artificial grass with picket fence surround. Garden shed.

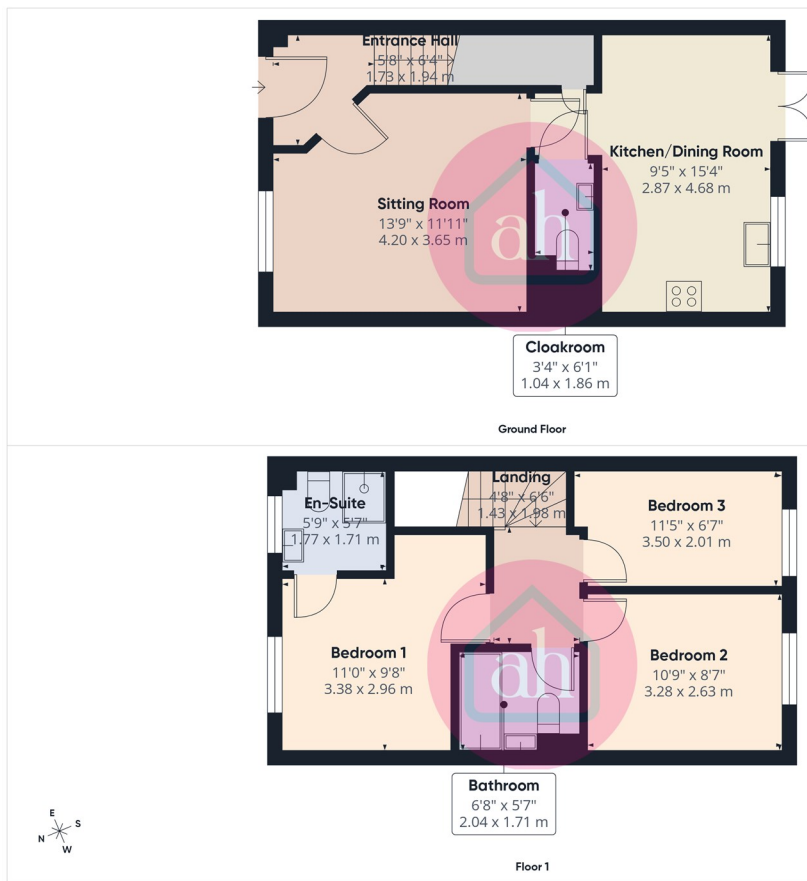
Enclosed by fencing, gate to rear providing access to parking. There are two allocated parking spaces.

Agent's Note

Current service charges are £169.07 per year, reviewed annually.

HALL LANE, ELMSWELL





allhomes

Approximate total area^m
773 ft²
71.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: C

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

allhomes